



FOR LEASE

7,700 SF Walgreens Space

1630 Ocean Ave | San Francisco, CA 94112



Walgreens Space

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7,700 SF

Building

1/1/2029

Lease End Date

\$38 PSF MG

Asking

ABOUT THE PROPERTY

All offers are subject to approval by Walgreens Real Estate Committee.

- High profile corner location on Ocean Ave with close proximity to San Francisco City College and Balboa Park BART and Muni Station
- 14 space parking lot
- Easily accessible by car or public transportation, K Ocean Muni located one block away.

NEARBY RETAILERS



TRAFFIC COUNTS

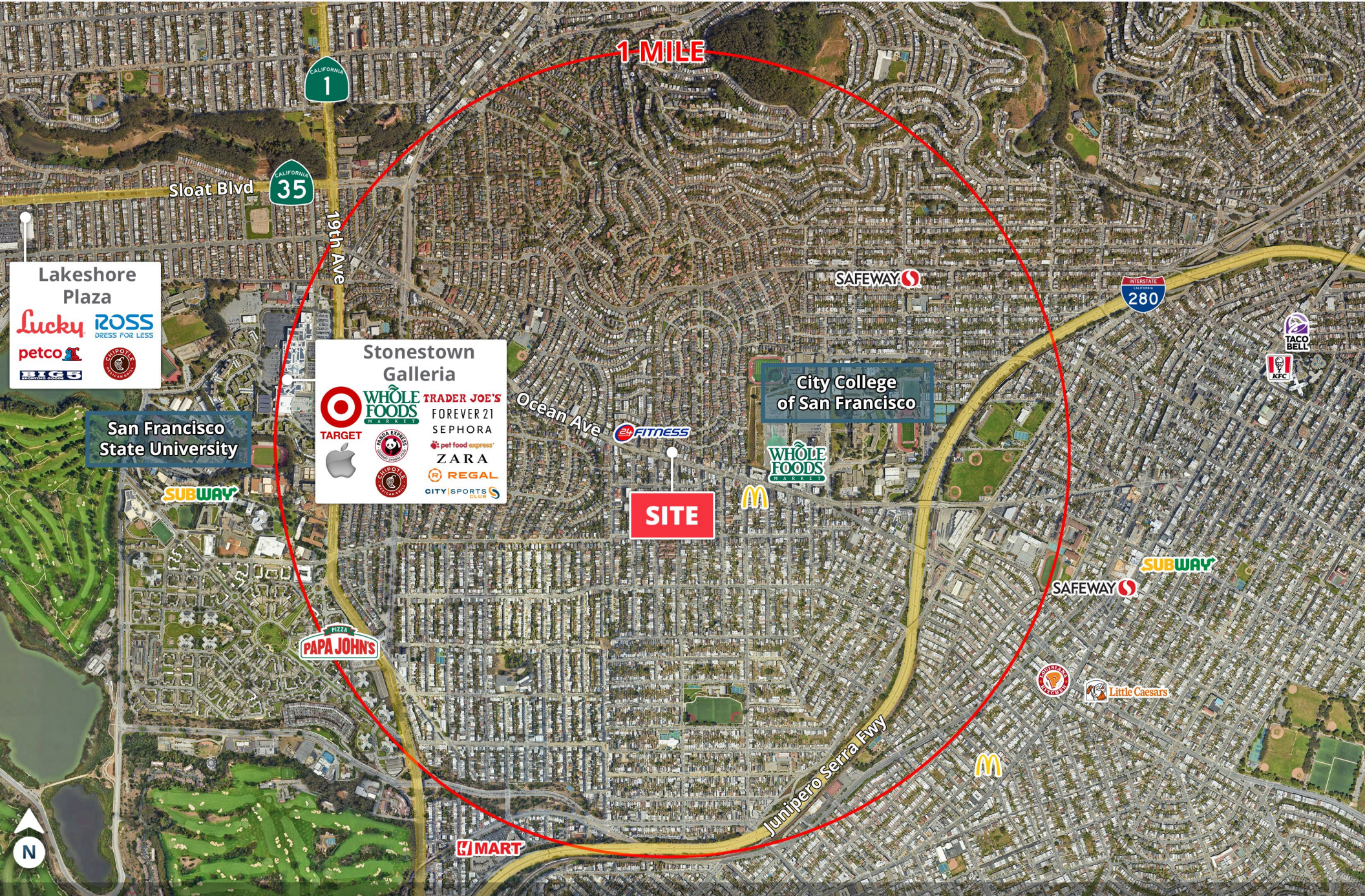
Ocean Ave

Year: 2023 | Placer Labs, Inc. Costar

7,387 VPD

Walgreens Space

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1 MILE

Sloat Blvd



19th Ave

Lakeshore Plaza



San Francisco State University



Stonestown Galleria



Ocean Ave



SITE



City College of San Francisco



Junipero Serra Fwy



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SITE
7,700 SF

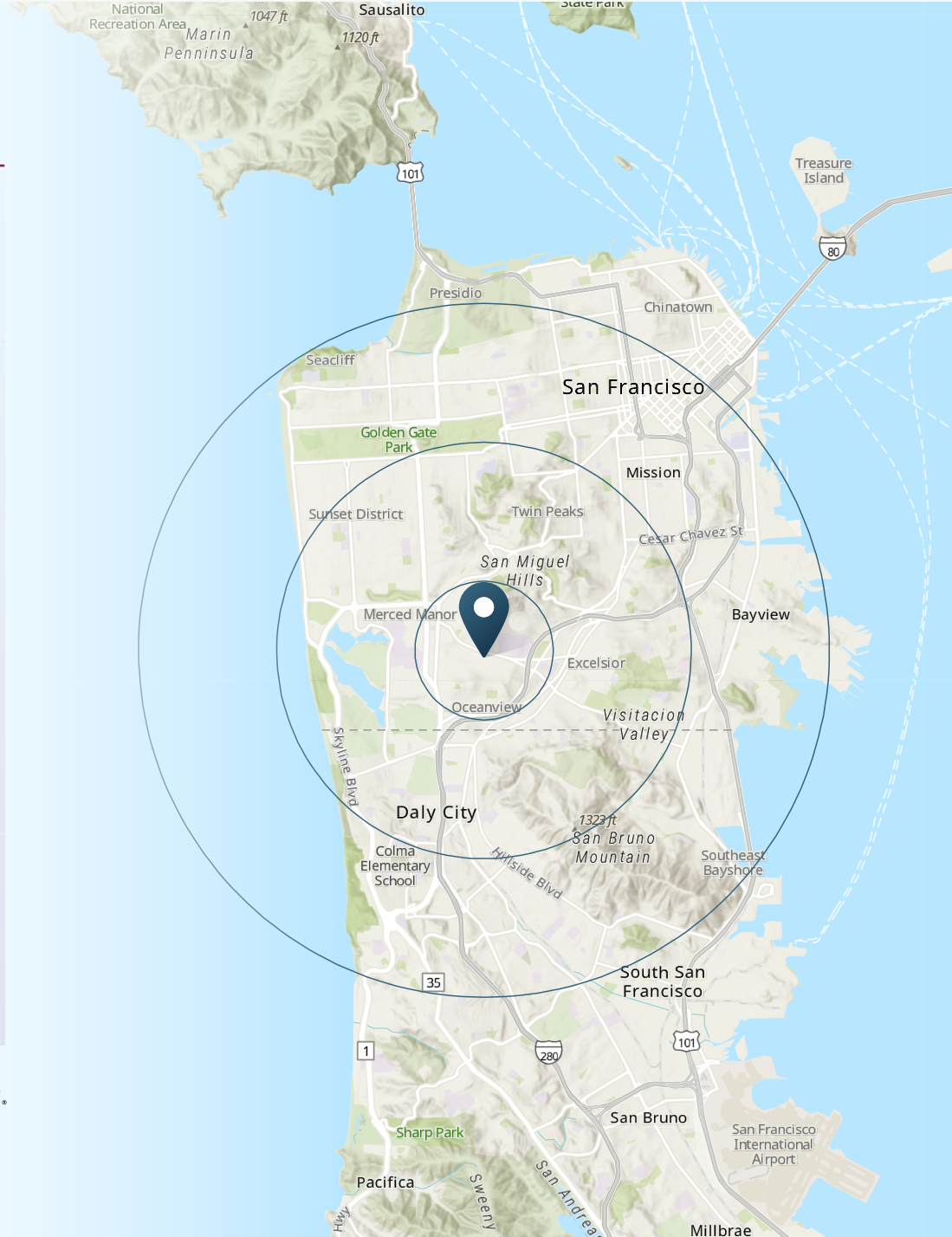
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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	46,390	387,476	851,728
2029 Projected Population	46,891	391,537	863,375
Projected Annual Growth 2024 to 2029	0.22%	0.21%	0.27%
2024 Daytime Population			
Daytime Population	31,071	300,079	788,236
Workers	12,005	144,750	462,176
Residents	19,066	155,329	326,060
2024 Income			
Average Household Income	\$191,681	\$196,152	\$190,291
Median Household Income	\$138,125	\$143,020	\$133,962
Households & Growth			
2024 Estimated Households	15,380	140,264	339,341
2029 Projected Households	15,502	140,924	343,349
Projected Annual Growth 2024 to 2029	0.17%	0.11%	0.19%
2024 Race & Ethnicity			
White	25.47%	30.77%	33.46%
Black or African American	5.95%	3.17%	5.16%
Asian or Pacific Islander	48.90%	43.25%	38.79%
Other Race	8.88%	11.14%	10.63%
Two or More Races	9.85%	10.47%	10.56%
Hispanic	16.71%	19.92%	19.10%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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